

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND
SPACE UTILIZATION STUDY**

Solicitation #: DCAM-12-NC-0158

**Addendum No. 5
Issued: July 3, 2012**

This Addendum Number 05 is issued by e-mail on July 3, 2012. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1, Section A.6, Attachments

Delete: Attachment A

Insert: Prioritized School Listing (provided as Attachment A to Addendum 5)

Item #2, Section A.6, Attachments

Insert: Attachment G Form of Contract (provided as Attachment B to Addendum 5): Attached to this Addendum is the Form of Contract. THE TERMS OF THE FORM OF CONTRACT SHALL PREVAIL OVER THE RFP. TO THE EXTENT THERE IS AN INCONSISTENCY BETWEEN THE FORM OF CONTRACT AND THE RFP, THE FORM OF CONTRACT SHALL GOVERN.

Item #3, Section A.6, Attachments

Insert: Attachment H Preventive Maintenance Definitions (provided as Attachment C to Addendum 5)

Item #4, Section B.1.1.12

Insert: The Contractor shall also be equipped with a field computer to input data for the assessments.

Item #5, Section D.4.3 last sentence

Delete: 15 points

Insert: 20 points

Item #6, Section D.4.4 last sentence

Delete: 35 points

Insert: 30 points

Item #7, Section A.3 and C.2

Delete: In their entirety.

Insert: For contracts in excess of \$250,000, at least 35% of the dollar volume shall be subcontracted to certified small business enterprises; provided, however, that the costs of materials, goods, and supplies shall not be counted towards the 35% subcontracting requirement unless such materials, goods and supplies are purchased from certified small business enterprises.

Item #8, Section A.6, Attachments

Delete: Attachment B

Insert: Revised Form of Offer Letter and Pricing Spreadsheets (provided as Attachment D to Addendum 5)

Item #9, Section A.6, Attachments

Insert: Attachment I iPlan Data Points (provided as Attachment E to Addendum 5).

Item #10, Section B.1.13.4

Delete: ASTM E2018-01

Insert: ASTM E2018-08

Item #11, Section A.6, Attachments

Insert: Attachment J Subcontracting Plan (provided as Attachment F to Addendum 5).

Item #12, Section D.4.3 Project Management Plan

Insert: (6) A skeletal schedule of the assessments and the anticipated completion.

Item #13, Executive Summary, 2nd Paragraph

Delete: The selected Contractor shall perform the required services throughout the 2012 fiscal year for all of the facilities listed on **Attachment A**. The contract shall also provide for one additional option year.

Insert: The Contract shall be in effect for a period of one (1) year from the date of award.

Item #14, Section B.3

Delete: In their entirety.

Insert: The Contractor shall develop two (2) reports, one for the first eighty (80) prioritized facilities and one for the remaining forty (40). The Contractor shall complete facility assessments for all facilities listed on Attached A of Addendum 5 within one hundred and five (105) days from issuance of NTP. It is important that the deliverables noted below be completed for each submission.

Item #15, Section B.3.1

Delete: In their entirety.

Insert: The Contractor shall submit a draft report for the first eighty (80) prioritized facilities within sixty (60) days of the Notice-to-Proceed. Thirty (30) days will be allowed for the District review and comments. A separate submission of the remaining forty (40) facilities shall be completed and provided within one hundred and five (105) days from issuance of NTP. At this stage, the contractor shall advise the District of any more in-depth investigation needed, including destructive testing to facilitate the evaluation. The contractor will be given instruction by the project manager to proceed with the next submission. The Contractor shall finalize the draft report within fifteen (15) days of receipt of the District's comments unless instructed otherwise by the COTR.

Item #16, Section B.3.2

Delete: In their entirety.

Item #17, Section B.1.15, Optional Services

Insert: The District may identify additional facilities that require condition assessments. The Contractor shall provide hourly rates for the labor categories listed on the revised pricing spreadsheet provided in Addendum 5 as **Attachment D**. These hourly rates shall be the basis for the Contractor's lump sum unit price for such facilities.

Item #18

Request for Information: Below is a list of questions and the Department's responses.

1. Does the agency currently have a complete data set on the subject schools in the iPlan format? **Response: No**
2. Does the agency currently have an assessment tool from prior assessments as a basis for initiating this project? **Response: No**

3. Who provides the iPlan subscription and access? **Response: The Department of General Services - Capital Construction Division**
4. Is the iPlan software tool anticipated to be the single point of data recording? To what extent are supplemental reports required? **Response: No, Detailed condition assessment reports are required that address the current condition and recommendations for each major building component.**
5. Does the consultant provide their own field computers for data collection and reporting? **Response: Yes please refer to Section B.1.12 of the RFP.**
6. What is the extent of the current collection of floor plans? The RFP indicates that "Offerors should presume no documentation is available." (B.1.13.1). **Response: DGS will be able to provide floor plans for approximately 70% of the portfolio of school facilities. In those instances where no plans exist, the intent is that the offeror provide plans at a level of detail that clearly describes the existing program, the spaces, and their relationship to each other, internal circulation and structural systems.**
7. The RFQ indicates that the contractor is to provide a preventative maintenance schedule and cost estimate to extend the useful life of assets. What should the contractor presume for existing equipment that has already exceeded its useful life? (B.1.7). **Response: Please see Section B.1.6 of the RFP.**
8. To what extent is the contractor to review ADA compliance (for every entry, restroom, and feature; for only the designated handicapped entry and restrooms)? (B.1.14.8). **Response: Please see Section B.1.14.8 of the RFP.**
9. The RFQ asks to "Identify buildings that are grandfathered or covered under current DC Building Codes." Does the agency have definitions of 'grandfathered'? **Response: The Offeror is expected to utilize conventional DCRA definitions.**
[http://dcra.dc.gov/DC/DCRA/About+DCRA/DCMR+12+Building+Code+Regulations+\(2008\)](http://dcra.dc.gov/DC/DCRA/About+DCRA/DCMR+12+Building+Code+Regulations+(2008))
10. Is the LEED analysis limited to installation of green roof systems? To what extent shall the contractor provide recommendations and associated cost for achieving and maintaining the District/s LEED Goals? (B.1.14.12) How many of the schools need an analysis for green roofs? **Response: No, the offeror shall include LEED opportunities based on the appropriate systems being assessed as they are replaced or repaired. Please see Section B.1.14.12 of the RFP.**
11. There is no mention of photographs. Is the consultant to provide and tag photographs as part of the assessment effort? **Response: Yes, please see Sections B.1.14.1. through B.1.14.9 of the RFP.**
12. Is the intent that each discipline for each team has a DC licensed professional leading it? **Response: No, please see Section B.5 of the RFP.**

13. What certifying entity will the District accept for the remaining 20% DBE requirement (DOT, etc.?) **Response: The District will only accept certification from the Department of Small Local and Business Development.**
14. Should copies of the completed Attachment F forms be submitted with our response, or should they be faxed directly to the District by our clients? **Response: Please see Section D.4.1 (8) of the RFP.**
15. Will Attachment E, Tax Certification, have to be submitted by the prime only? **Response: Yes**
16. Attachment F: Will similar projects, such as assessments of specific schools, not system wide assessments, be acceptable examples and references? **Response: Please see Section D.4.1 (8) of the RFP.**
17. Attachment B rates: What is relevance to Professional fees? Professional fees would include hourly rates, OH and profit. **Response: Please see Section A.2 and Attachment B of the RFP.**
18. On page 2 of 23, the end of the second paragraph, what is the intent of the last sentence: "The contract shall also provide for one additional option year." To perform what by what team members etc? **Response: Please see Addendum 5, Item No. 13.**
19. On page 17, item E.4.3 (f), are you looking for a list of terminations, and of those terminations, are we to identify which ones resulted in litigation? Or should we list terminations plus a separate list of litigation which are not related to the terminations? **Response: Please see Section E.4.3 (f) of the RFP.**
20. Please clarify the RFP's point's evaluation discrepancy page 15 of 55: Paragraph "D.4.3 Project Management Plan (20 points)" stated on paragraph title, but "up to fifteen (15) points" stated in last line of paragraph. Similarly for paragraph D.4.4 "Price (30 points)" on title, but "up to thirty-five (35) points" mentioned in text. **Response: Please see Addendum 5, Item Nos. 5 and 6.**
21. Previous assessment work completed for the District of Columbia has required the consultant to complete DGS specific facility attribute sheet to include the production of a CAD based site plan and collection of the following information. Is the consultant required to complete these forms? **Response: No**
22. Previous assessment work completed for the District of Columbia has required the consultant to complete DGS specific forms (e.g. Building Name, Checklist Guide, ADA Compliance Check list. Is the consultant required to complete these forms? **Response: No**
23. Previous assessment work completed for the District of Columbia has required the consultant to conduct study for design and installation of green roof systems to support Low Impact Development solutions. This has required a thorough study of existing roof structure, subsurface

components, drainage system and structural load limits. Is the consultant required to complete this analysis for this assessment? **Response: Yes, please see Section B.1.14.12 of the RFP.**

24. Previous assessment work completed for the District of Columbia has required the consultant to produce a forecast of maintenance expenditures and a forecast of capital expenditures. Is the consultant required to complete two expenditure forecasts for this assessment? **Response: Yes, please refer to Section B.1.4 of the RFP.**

25. Will preventative maintenance recommendations be uploaded into the DC computerized maintenance management system? **Response: Yes, please refer to Section B.1 of the RFP.**

26. Is the consultant required to collect equipment inventory data? **Response: Yes, please see Section B.1.14.4 of the RFP.**

27. In addition to data upload into iPlan, is the consultant required to provide a narrative based report as provided to DGS for other condition assessment projects? **Response: Yes, Detailed condition assessment reports are required that address the current condition and recommendation of each major building component.**

28. The space planning portions of previous condition assessment work completed for the District of Columbia has required that the following attributes be collected in addition to the dwg floor plan. Please confirm whether this contract will require that these attributes be collected. **Response: No**

29. Page 16 of 23 in the RFP: E.4.2 - Executive Summary – RFP states “Each Offer shall provide a summary of no more than three pages of the information contained in the following sections.” Does this mean sections E.4.4, E.4.4, E.4.5, E.4.6 and E.4.7 can be no more than three pages each? Or does this mean the Executive Summary can be no more than three pages?

Response: The Executive Summary which is the brief overview of all information shall be no more than three (3) pages in length. All other information requested in Section E shall be separate and has no limit on the pages accepted.

30. Are the Attachment B Rates minimum rates or maximum rates? **Response: Offeror's shall propose lump sum unit prices for the facilities listed on Addendum 5, Attachment B.**

31. Is the intent to award just One Contract or several? **Response: Award will be made to a single Contractor.**

32. Does the DGS have a Budget for this work? **Response: Yes, DGS has established a budget for this procurement.**

33. How extensive is equipment inventory? Will assessors need to identify models, serial numbers etc.? **Response: Yes, please see Section B.1.14.4 of the RFP.**

34. Please clarify the MDE/LSDBE Requirements and percentages. **Response: See Addendum 5, Item No. 7.**

35. Are Chartered Schools included in the assessments? **Response: No.**
36. Do all the assessments need to be delivered at one time or can they be staggered? **Response: Please refer to Addendum 5, Item Nos. 14 and 15.**
37. Are there any schools that are a priority? **Response: Please see Addendum 5, Item No. 1.**
38. Have any energy audits been performed on any of the schools? **Response: Yes**
39. Will the Assessment Teams be provided with appropriate personnel such as building engineers and/port maintenance staff while they are on site? **Response: DGS facilities staff liaison will help coordinate access.**
40. Will DGS provide security to assessment teams while they are on site? **Response: No**
41. Will the school facilities be available after normal work hours? **Response: No**
42. Will DGS provide the standard Data Points to the Proposers? **Response: Yes, Please see Addendum 5, Item No. 9.**
43. Will DGS provide a list of applicable Codes and which schools have already been grandfathered? **Response: Please refer to [http://dcra.dc.gov/DC/DCRA/About+DCRA/DCMR+12+Building+Code+Regulations+\(2008\)](http://dcra.dc.gov/DC/DCRA/About+DCRA/DCMR+12+Building+Code+Regulations+(2008))**
44. Under B.1.10 – states; “The Contractor shall use the District’s *iPlan Sustainable Facility Governance Solution* to collect facility assessment and analytical data...” Is that the same program that EarthTech had the firms respond to that exists today on the DC Gov website and the example we forwarded with the other program? If so, can you provide a copy of the form and any instructions on data entry procedures to see if anything has changed from 2006? **Response: No, this is not the same program.**
45. Are the services for this project being procured in the same manner as for other DC Public Schools projects? Prior and ongoing procurements for DC Public Schools projects have been announced via an email distribution list. **Response: This procurement is being conducted in accordance with Department procurement regulations.**
46. Will answers to questions be posted quickly enough for offers to have sufficient time to make any necessary adjustments and still submit proposals on time? **Response: Yes.**
47. Is DGS looking to award one single contract or multiple contracts to different primes/offers? **Response: Yes, a single contract will be awarded.**
48. On past schools-related contract opportunities where multiple facilities were involved offerors had the opportunity to choose which facilities it would submit a bid for? Is that the case

with this opportunity, or should offerors provide a unit price for each school identified in Attachment B. **Response: Please see Section A.2 and Attachment B of the RFP.**

49. Regarding section B.5 Key Personnel of the RFP, do all key personnel need to be licensed and/or registered? Would a significant amount of experience, 20-30 years or more, be acceptable? **Response: Please see Section B.5 of the RFP.**

50. The RFP contains a schedule for the procurement process, but not for the actual project? Can you please outline the schedule? The only reference points seem to be that services are required through the end of FY 2012 (September 30, 2012), with the possibility of an additional option year. **Response: Offerors should provide a tentative schedule which supports their plans to complete project by the stated deadlines.**

51. Section B.1 of the RFP, Scope of Work, says the following: "The space planning study as a component part of the condition assessment study shall convey to the District the use density, use type and dimensional area of each floor of the subject facilities." Can you please clarify the level of accuracy/detail that is expected for the dimensions? **Response: The Offeror shall ensure that reasonable and consistent level of accuracy is maintained for all dimensions and data across the entire portfolio of facilities.**

52. Item B.1.2 Does DGS have a baseline document for the Facility Condition Index (FCI) that it would like the contracted firm(s) to work from and modify? (see Section B.1.2.). **Response: No**

53. Section B.1.6 calls for detailed cost estimates for repair and replacement projects. Can you please clarify the level of detail desired? **Response: The Offeror shall provide level of detail as appropriate to the scope to provide accurate budget estimates for both maintenance and capital replacement of major systems and related components.**

54. Per Section B.1.11 the contracted firm(s) is/are expected to produce floor plans. I've attached a sample from the 2010 Master Facilities Plan, which provides images and areas. Will DGS require more detail than what is provided in the attached sample? **Response: DGS will be able to provide floor plans for approximately 70% of the portfolio of school facilities. In those instances that no plans exist the intent is that the offeror provide plans at a level of detail that clearly describes the program, the spaces, their relationship to each other, internal circulation and structural systems.**

55. Per Section B.1.4 the completed study is expected to be valid over the next six years. In light of this, would project experience from the past six years be acceptable, rather than the five years stated in the RFP? We completed a nearly identical study for DC Public Schools in 2006 which at the time was expected to be valid for the same amount of time. **Response: Please see Section B.1.4 of the RFP.**

56. Can the minimum three Past Performance Evaluation Forms include forms completed by different individuals within the same agency/organization? Or, should each evaluation form be tied to a distinct project? **Response: Please see Section D.4.1 of the RFP.**

57. B.1.7 - Preventive maintenance is an ownership point of view. Can the District elaborate on mission and goals against which preventive maintenance schedules are to be drafted? **Response: Please see Addendum 5, Item No. 3.**

58. B.1.13.6 - states " . . . requirements of the District of Columbia Public Schools (DCPS), as included within attachments to this document." We are not seeing the germane attachments. Can you please clarify? **Response: Please see Section A.6 and Addendum 5, Item Nos. 3.**

59. B.1.14.2 - Where are "Roof Warranties" typically maintained at the District? On site @ property or at DGS? **Response: Roof Warranties are maintained at The Department of General Services. However, they may not be available for all properties.**

60. B.3. - This section stipulates two submissions; however, B.3.2 stipulates three submissions 75% / 100% / Final. Please clarify. **Response: Please see Addendum 5, Item Nos. 14, 15 and 16.**

61. Is there a form for the Local Business Enterprise Utilization Plan that you would like submitted with the proposal? **Response: Please see Addendum 5, Item No. 11.**

Item #19

The bid date is hereby changed. Proposals are due by **July 10, 2012 at 2:00 pm EDT**. Proposals that are hand-delivered should be delivered to **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 5 -

DEPARTMENT OF GENERAL SERVICES

Facilities Condition Assessments

Schools

ATTACHMENT A

Item #	School	Ward	School Type / Grade Configuration	Building Sq Ft	Capacity	Modernization Year
1	Oyster - Adams (Oyster)	3	EC (PS-8)	47,984	350	
2	Hamilton Center	5	Special Education	180,700	NA	
3	Lee, Mamie D.	5	Special Education	45,800		
4	Prospect LC	6	Special Education	59,200		
5	Shadd	7	Special Education	72,100		
6	Sharpe Health	4	Special Education	80,500		
7	Stoddert	3	ES (PK-5)	17,400	213	
8	Lafayette	4	ES (PK-5)	113,600	486	
9	Thomson	2	ES (PS-5)	40,950	320	
10	Janney	3	ES (PK-5)	43,400	364	
11	Peabody	6	ES (PS-K)	37,800	210	
12	Key	3	ES (PK-5)	50,000	320	
13	Noyes	5	EC (PS-8)	51,500	360	
14	Patterson	8	ES (PS-6)	78,300	368	
15	School Without Walls	2	HS (9-12)	35,680	440	
16	Wilson, Woodrow	3	HS (9-12)	271,300	1,485	
17	Oyster - Adams (Adams)	1	EC (PS-8)	59,400	304	
18	Murch	3	ES (PK-5)	47,700	479	
19	Luke C. Moore Academy	5	HS (9-12)	27,482	400	
20	Brent	6	ES (PS-5)	47,500	276	
21	Ellington	2	HS (9-12)	167,500	500	
22	Spingarn	5	HS (9-12)	225,000	905	
23	Eaton	3	ES (PK-5)	49,100	418	
24	Brightwood	4	EC (PS-8)	86,120	550	
25	Ross	2	ES (PK-5)	22,400	147	
26	Maury	6	ES (PS-5)	46,800	276	
27	Columbia Heights (Lincoln / Bell)	1	HS (6-12)	325,217	1,400	
28	Miner	6	ES (PS-5)	76,900	551	
29	Deal	3	MS (6-8)	181,000	1,002	
30	Anacostia	8	HS (9-12)	247,900	1,040	
31	Wheatley	5	EC (PS-8)	87,200	530	
32	Hardy	2	MS (6-8)	116,872	485	
33	Bancroft	1	ES (PS-5)	79,800	527	
34	Whittier	4	EC (PS-8)	66,600	517	
35	Cleveland	1	ES (PS-5)	53,000	320	
36	Savoy	8	ES (PS-5)	99,975	450	
37	Randle Highlands	7	ES (PS-5)	75,500	520	
38	Shaw at Garnet-Patterson	1	MS (6-9)	82,700	390	
39	Bruce Monroe / Park View	1	ES (PS-5)	82,200	539	
40	Tubman	1	ES (PS-5)	66,600	607	
41	Nalle	7	ES (PS-5)	83,900	460	
42	LaSalle-Backus	4	EC (PS-8)	63,000	406	
43	Raymond	4	EC (PS-7)	73,600	479	
44	King, M.L.	8	ES (PS-6)	65,500	525	
45	Cooke, H.D.	1	ES (PS-5)	85,708	442	
46	Barnard	4	ES (PS-5)	72,500	520	
47	Ferebee-Hope	8	ES (PS-6)	193,800	521	
48	Kelly Miller	7	MS (6-8)	115,000	600	
49	Leckie	8	ES (PS-6)	65,000	471	
50	Burroughs	5	EC (PS-8)	63,900	472	
51	Smothers	7	ES (PS-5)	43,000	332	
52	Reed, Marie	1	ES (PS-5)	162,700	489	
53	Takoma	4	EC (PS-8)	119,000	467	
54	Kimball	7	ES (PS-5)	83,400	474	
55	Banneker	1	HS (9-12)	180,000	620	
56	Garfield	8	ES (PS-5)	58,908	446	
57	Woodson, H.D.	7	HS (9-12)	251,100	1,320	
58	Seaton	2	ES (PS-5)	65,000	428	
59	Emery	5	EC (PS-8)	63,800	438	

DEPARTMENT OF GENERAL SERVICES

Facilities Condition Assessments

Schools

ATTACHMENT A

Item #	School	Ward	School Type / Grade Configuration	Building Sq Ft	Capacity	Modernization Year
60	Turner at Green	8	ES (PK-5)	77,700	458	
61	Simon	8	ES (PS-6)	66,200	549	
62	Ketcham	8	ES (PS-5)	88,300	461	
63	Browne	5	EC (PS-8)	215,400	832	
64	River Terrace	7	ES (PS-5)	62,800	281	
65	Eliot / Hine	6	MS (6-8)	155,100	850	
66	Harris, C.W.	7	ES (PS-5)	56,000	461	
67	Kramer	8	MS (6-8)	154,000	655	
68	Plummer	7	ES (PS-5)	69,400	481	
69	Garrison	2	ES (PS-5)	60,200	474	
70	Montgomery	2	ES (PS-4)	73,700	451	
71	Payne	6	ES (PS-5)	83,800	497	
72	Francis-Stevens	2	EC (PK-8)	95,100	520	
73	Kenilworth	7	ES (PS-5)	57,100	425	
74	Shaed	5	EC (PS-8)	67,200	352	
75	Davis	7	ES (PS-5)	71,100	507	
76	Malcolm X	8	ES (PK-5)	110,800	571	
77	Sousa	7	MS (6-8)	132,000	775	
78	Marshall	5	ES (PS-5)	103,800	350	
79	Eastern	6	HS (9-12)	288,800	1,425	
80	Walker-Jones	6	EC (PS-8)	104,200	850	
82	Dunbar	5	HS (9-12)	343,400	1,095	FY12
83	Amidon - Bowen	6	ES (PK-5)	70,800	438	FY12
84	Hyde-Addison	2	ES (PK-5)	20,000	173	FY13
85	Mann	3	ES (PK-6)	21,903	213	FY13
86	Ballou	8	HS (9-12)	271,300	1,565	FY13
87	Brookland / Bunker Hill	5	EC (PS-8)	69,400	332	FY13
88	Hearst	3	ES (PK-4)	17,400	181	FY13
89	Shepherd	4	ES (PK-5)	79,700	332	FY13
90	West	4	EC (PS-8)	69,600	281	FY13
91	Roosevelt	4	HS (9-12)	331,900	1,055	FY13
92	Stuart-Hobson	6	MS (5-8)	105,900	460	FY13
93	McKinley	5	HS (9-12)	282,200	800	FY13
94	Langdon	5	EC (PS-8)	101,400	528	FY14
95	Beers	7	ES (PS-5)	77,500	448	FY13
96	Terrell, M.C. / McGogney	8	ES (PS-6)	112,000	366	FY13
97	Powell	4	ES (PS-4)	38,500	304	FY13
98	Orr	8	ES (PS-5)	75,900	392	FY13
99	Hendley	8	ES (PK-5)	73,200	559	FY13
100	Cardozo	1	HS (9-12)	355,400	1,095	FY12
101	Ludlow-Taylor	6	ES (PS-5)	66,900	364	FY13
102	Phelps	5	HS (9-12)	180,000	650	FY13
103	Jefferson	6	MS (6-8)	109,000	900	FY13
104	MacFarland	4	MS (5-8)	110,000	610	FY13
105	Johnson	8	MS (6-8)	182,500	1,015	FY13
106	Watkins	6	ES (PS-4)	69,300	578	FY14
107	Stanton	8	ES (PS-5)	83,800	547	FY14
108	Aiton	7	ES (PS-5)	57,100	479	FY14
109	Houston	7	ES (PK-6)	59,900	507	FY14
110	Coolidge	4	HS (9-12)	271,300	1,240	FY14-FY16
111	Truesdell	4	EC (PS-8)	69,600	471	FY16-FY18
112	Winston	7	EC (PK-8)	137,700	700	FY14
113	Hart	8	MS (7-8)	210,700	1,110	FY14
114	Drew	7	ES (PK-5)	72,800	435	FY15
115	Wilson, J.O.	6	ES (PS-5)	98,900	412	FY16
116	Burrville	7	ES (PS-5)	95,000	322	FY16
117	Tyler	6	ES (PS-5)	69,600	452	FY16-FY18
118	Moten / Wilkinson	8	ES (PS-5)	144,900	615	FY16
119	Brown, Ronald	7	MS (6-8)	156,000	1,085	FY15-FY16
120	Thomas	7	ES (PS-5)	87,600	636	FY18

ATTACHMENT B

Form of Contract

AGREEMENT FOR COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND SPACE UTILIZATION STUDY DCAM-12-NC-0158

THIS AGREEMENT FOR COMPREHENSIVE FACILITY CONDITION ASSESSMENT AND SPACE UTILIZATION STUDY ("Agreement") is entered into by and between the District of Columbia government acting by and through its **DEPARTMENT OF GENERAL SERVICES** ("Department") and **[INSERT CONTRACTOR NAME]** ("Contractor").

WITNESSETH:

WHEREAS, the Department is charged with defining and determining the short and long term level of capital reinvestment needs to maintain District facilities as safe, reliable, functional, and more energy efficient assets.

WHEREAS, the Department issued a Request for Proposals to engage a contractor to provide objective, analytical findings and recommendations that optimally meets the identified needs of the District Government.

WHEREAS, the Contractor submitted a proposal in response to the Request for Proposals, and the Department wishes to engage the Contractor to provide the requested services.

WHEREAS, the Department desires that the services be provided for one (1) year from date of execution.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, the parties to this Agreement agree as follows:

Agreement:

Section 1.1 General Scope of Work & Intent of Contract. Subject to the terms and conditions of this Agreement, the Contractor shall provide complete condition assessments with associated data that shall be uploaded and will function as the source for the development of a comprehensive repair, alteration, and improvement program for the facilities. The facilities assessment and analytical data will enable the District to plan, manage and analyze data utilizing a single platform. This will enhance the District's ability to develop short, intermediate, and long term capital improvement strategies based on stakeholder needs and will provide for a cost effective operation of the facility based upon the prioritization code for each identified element or component in the study.

The space planning study as a component part of the condition assessment study will convey to the District the use density, use type and dimensional area of each floor of the subject facilities. This data will allow the District to better realize under and over utilized space and make space planning decisions accordingly.

Section 1.2 The Contractor shall provide a complete and thorough visual non-destructive evaluation of the entirety of each facility (exterior and interior), grounds, components, and building systems.

Section 1.3 The Contractor shall determine the Facility Condition Index (FCI) of each facility.

Section 1.4 The Contractor shall determine the remaining life of each building components.

Section 1.5 The Contractor shall use the findings from the facility evaluation to determine the timing and extent of required capital and maintenance expenditures required over the next six years.

Section 1.6 The Contractor shall use engineering judgment to determine the most cost effective repair and replacement options to correct all defects observed and defective conditions or lifecycle replacement repair and replacement projects anticipated over the six year study period.

Section 1.7 The Contractor shall provide detailed cost estimates for repair and replacement projects required.

Section 1.8 The Contractor shall provide a preventative maintenance schedule and cost estimates to extend the useful life of assets.

Section 1.9 The Contractor shall provide a plan to strategically and efficiently reduce the current backlog of deferred capital and routine maintenance projects.

Section 1.10 The Contractor shall enhance asset planning capabilities by addressing the highest priority and future needs.

Section 1.11 The Contractor shall use the District's iPlan™ Sustainable Facility Governance Solution to collect facility assessment and analytical data so that District can plan, manage and analyze data on a single platform.

Section 1.12 The Contractor shall produce floor plans for each floor of each facility. Plans will show dimension, space usage and furniture layout in sufficient detail to allow DCPS to determine building and footprint size, use characteristics and space utilization.

Section 1.13 The Contractor shall be required to maintain a central office that is staffed between 7 am and 5 pm Monday through Friday. This office will be used to manage work associated with this contract and to dispatch work crews as requested by the Department. A separate office need not be established, and it is acceptable if the Contractor elects to run this Project from its current offices. The office should be equipped with telephone lines, a fax machine, e-mail and such other equipment and supplies necessary to fulfill the work required under the contract. The Contractor shall also be equipped with a field computer to input data for the assessments. The Contractor shall also be equipped with a field computer to input data for the assessments.

Contractor's Operations and General Requirements. At all times while this Agreement is in effect, the Contractor shall comply with the following requirements:

Section 1.14 Initial Assessment

Section 1.14.1 Research the nature of the project, such as building systems, grounds, utilities, support systems, other building components, building requirements, etc. Review all documentation both at the site and at the DCPS offices. The District will make available to the contractor all documentation it is able to provide in electronic format or hard copy. These may include drawings, assessment reports, and other data. Offeror's should presume that no documentation is available. Contractors shall verify their accuracy before relying on the data. Data must be collected from direct measurements and observations of buildings, and must be based on contractor's own efforts. All materials provided is for information only and the Contractor shall verify all field conditions. The contractor is responsible for the accuracy of all statements made in submissions.

Section 1.14.2 The Contractor shall be required to conduct a field survey of identified facilities or structures for the purpose of updating and validating existing architectural floor plans. The Contractor shall be required to identify facility status data (age, historical status, construction type, square footage, materials, user/tenants, and functional areas such as offices, mechanical/electrical rooms, etc.); architectural floor plans; and site plan/general development map data (surface man-made site features, and real estate boundary maps). These tasks shall involve coordinating with the District representatives to obtain existing electronic or hardcopy architectural and site development drawings, existing facilities condition assessment reports and other related facilities inventory data.

Section 1.14.3 The physical assessment will consist of a limited non-intrusive visual assessment of the buildings and their components. It is expected that generally all aspects of the buildings will be made assessable, including provision to gain access to the roof, interior areas, mechanical, electrical rooms and common areas. Confined spaces or hazardous areas are not expected to be assessed. Flat roofs with safe access are considered accessible however sloped inaccessible roofing or roofing that is considered unsafe without the use of personal protective equipment will not be accessed.

Section 1.14.4 The assessment techniques will generally follow the ASTM standards for property condition assessments (ASTM E2018-08) and consist of a visual assessment of those components that are readily accessible and visible.

Section 1.14.5 During the condition assessment for each building the Contractor shall utilize the iPlan tools to collect and upload facility-related data for the specific data elements to be collected as specified in this proposal. Contractor is responsible for ensuring that the data sets are accurate and consistent.

Section 1.14.6 Identify and categorize each major component for predictive maintenance, testing and/or inspection, preventative maintenance, emergency maintenance and/or routine maintenance needs. Prioritize necessary repair, renovation and or replacement actions with estimated cost forecast by the projected year in a format consistent with the requirements of the DCPS, as included within attachments to this document.

Section 1.15 Component Elements

Section 1.15.1 Substructure Elements shall include the foundations, slabs on grade, basement excavation and walls. The Contractor shall visually evaluate the accessible below grade components for signs of distress (cracking, displacement, insect infiltration, etc.) and document findings with photos.

Section 1.15.2 Core and Shell Element shall include the superstructure (floors, bearing walls, columns, beams, roofs and related structures); exterior closure (exterior walls, windows and doors); and roofing. The Contractor shall visually evaluate the accessible shell components and ancillary elements for signs of distress and document findings with photo logs. This will include cracking, displacement, and connection adequacy, continuity of flashing and seals, and evidence of other types of distress. The Contractor shall check for flashing and connections for proper drainage on walls and check for condition and proper placement of expansion joints. For roofing, contractor shall access the roof to visually observe the condition of the roof system and any accessories and details. The Contractor shall observe flashing and penetration details for condition and conformance with accepted practice. Documentation of existing roofing warranties, replacement costs and remaining life of facilities.

Section 1.15.3 Interiors Elements shall include interior partitions, doors, and specialties such as toilet accessories, lockers, storage shelving, etc. Stairways and finishes; and interior finishes such as paint and other wall finishes, flooring, and interior ceiling finishes and systems. The Contractor shall visually evaluate the condition of interior finishes, and document findings with photos.

Section 1.15.4 Building Equipment and Systems Elements shall include the Conveyor systems (elevators, and other vertical transportation and conveying systems), plumbing systems (fixtures, domestic water distribution, sanitary waste, rain water drainage and special plumbing systems such as gasoline dispensing, compressed air, etc.); HVAC Systems; heat generation, rejection, distribution and transfer systems; HVAC controls and instrumentation; and other HVAC support elements; Fire Detection and Suppression Systems (alarm systems, monitoring systems, sprinkler systems, standpipe and hose systems, pumps, fire protection specialties, and special fire suppression systems); Electrical Systems (service and distribution, feeder type (aluminum or copper), lighting and branch wiring, communications and security systems, emergency generators, UPS systems, and electrical controls and instrumentation). Include service points, meters and capacities for all utilities. The Contractor shall visually evaluate the conditions of service, and document findings. For conveying systems, contractor shall review the maintenance records and available reports on equipment and evaluate the performance and anticipated service life of the systems. Also contractor shall evaluate equipment for code compliance. For plumbing, HVAC and electrical systems, contractor shall observe the age, condition, and adequacy of capacity and status of maintenance of these systems and document their findings.

Section 1.15.5 Equipment and Furnishing Elements shall include fixed components of the structure, and non- movable furnishings, office or support equipment. Representative examples include security vaults, commercial laundry equipment, fixed audio-visual equipment, parking control equipment, kitchen and food service equipment, fixed casework and seating etc. The distinction for most equipment is whether it is attached, hard wired or plumbed directly to

the building itself. The Contractor shall visually evaluate and note condition of fixed equipment and furnishings, and document findings with photo logs. List of equipment indicating make, manufacturer, rating/capacity, year of manufacture, and location installed shall also be provided in a tabular form.

Section 1.15.6 Other Building Construction Elements shall include special structures and systems that include special security systems, incinerators, kennels, storage tanks, building automation systems, special purpose rooms, etc. The Contractor shall visually evaluate and note the condition of these other building systems and document findings with photos.

Section 1.15.7 Building Site Improvements Elements include grading and drainage; slope stabilization, protection and erosion control; roadways and parking lots (pavement, curb, gutter and appurtenances), pedestrian paving (sidewalks, exterior steps, etc.), site development (fences and gates, recreational facilities, exterior furniture, bridges, flag poles, exterior signage, lighting, etc.), and landscaping (plantings, irrigation systems, etc.). The Contractor shall visually evaluate and note the condition of site improvements, and document findings. For grading and drainage, the Contractor shall observe the site systems for removal of storm water, and identify any that appear under-capacity or distressed. Also, the Contractor shall evaluate the site with respect to flood potential. The Contractor shall review and document the condition of pavements, curb and gutter, sidewalks and plazas, retaining walls, fences, signs, landscaping and irrigation and present findings with photos.

Section 1.15.8 Accessibility The Interior and exterior elements, that could present external or internal barriers to accessibility by disabled persons. The Contractor shall conduct a thorough site review to determine major barriers to access to and into the buildings, through the buildings, to restroom facilities, and to other service areas within the buildings. The Contractor shall also review and document ADA compliance requirements per applicable building code for each different type of facilities.

Section 1.15.9 Safety and Security The Contractor shall evaluate the current ability of the lower-level wall/window systems' performance with respect to blast shrapnel protection. A safety / security review to determine and document hazards and needed improvements in all areas of the building and surrounding site shall be conducted and provide supportive findings with photos. Thoroughly examine the adequacy of the installed fire protection and prevention systems and recommend necessary upgrades or modernization. Identify buildings that are grandfathered or covered under current District of Columbia Building Codes.

Section 1.15.10 Access Control Doors and windows, including hardware and other components; intrusion detection systems and access control. The Contractor shall conduct a review of all potential points of access and determine and document effectiveness of access control. The Contractor shall identify a pattern in faulty hardware system and controls.

Section 1.15.11 Hazardous Materials Building components and stored materials suspected to contain hazardous materials e.g., asbestos, lead, petroleum products, etc. The Contractor shall identify suspected hazardous materials for further study and analysis.

Section 1.15.12 LEED Analysis The Contractor shall provide an analysis of basic building performance relative to achievement of "LEED for Schools" silver certification. The Contractor shall conduct study for design and installation of green roof systems to support Low

Impact Development solutions. The Contractor shall thoroughly study existing roof structure, subsurface components, drainage system and structural load limits. The Contractor shall provide recommendations and associated costs for achieving and maintaining the District's goals with regard to LEED and the USGBC.

Section 1.16 The Contractor shall perform condition assessments on additional facilities that may be identified by the District.

Section 1.17 Reporting.

- .1 The Contractor shall develop two (2) reports, one for the first eighty (80) prioritized facilities and one for the remaining forty (40). The Contractor shall complete facility assessments for all facilities listed on Attached A of Addendum 5 within one hundred and five (105) days from issuance of NTP. It is important that the deliverables noted below be completed for each submission.
- .2 The Contractor shall submit a draft report for the first eighty (80) prioritized facilities within sixty (60) days of the Notice-to-Proceed. Thirty (30) days will be allowed for the District review and comments. A separate submission of the remaining forty (40) facilities shall be completed and provided within one hundred and five (105) days from issuance of NTP. At this stage, the contractor shall advise the District of any more in-depth investigation needed, including destructive testing to facilitate the evaluation. The contractor will be given instruction by the project manager to proceed with the next submission. The Contractor shall finalize the draft report within fifteen (15) days of receipt of the District's comments unless instructed otherwise by the COTR.

Section 1.18 Qualified Personnel.

Section 1.18.1 The Contractor has designated on **Exhibit D** an individual as its single point of contract (contract manager) who shall be responsible for any contractual issues.

Section 1.18.2 The Contractor has provided the Project Executive, the key Project Manager(s) who will supervise the work, and the field superintendents who will oversee the work in the field, is designed on **Exhibit D**. The Contractor has provided an emergency phone number, cell phone number or pager number that is accessible at all times.

Section 1.18.3 The contract manager(s) or alternate(s) shall have full authority to act for the Contractor on all contract matters relating to daily operation of this contract.

Section 1.18.4 The contract manager(s) and any alternate(s) shall have excellent oral and written communication skills, and be able to read, write, speak and understand the English language.

Section 2 Contractor's Fees.

Section 2.1 The Contractor shall be paid a lump sum unit price for each facility in accordance with Exhibit B. The total amount of this Contract shall not exceed[INSERT AMOUNT] (\$[]). The Contractor shall develop lump sum unit prices for optional additional services based on the hourly labor rates in Exhibit B.

Section 2.2 Subcontracted Work. The Contractor will be permitted to subcontract the work in order to meet LSDBE utilization goals, in accordance with Section 9 herein. However, for all work, the Contractor's compensation will be based on the rates established in Exhibit B, and thus, such rates must be sufficient to cover the cost of subcontracting in the event the Contractor plans to satisfy its contractual obligations through subcontracting.

Section 3 Term.

Section 3.1 Time of the Essence. Time is of the essence in the performance of the Contractor's obligations under this Agreement. As such, the Contractor shall dedicate such personnel and other resources as are necessary to ensure that the work is performed in a timely manner.

Section 3.2 Term. This Agreement shall commence on the date it is signed by both parties and shall expire one (1) year thereafter.

Section 4 Changes.

Section 4.1 Changes Authorized. The Department may, without invalidating the contract, and without notice to or approval of any surety, order changes in the Work, including additions, deletions or modifications. Any such change must be conveyed by the Department to the Contractor via written Change Directive or Change Order.

Section 4.2 Executed Change Directive/Order Required. Changes to the Agreement may be made only by a written Change Directive or Change Order executed by the Department.

Section 4.3 Prompt Notice. In the event the Contractor encounters a situation which the Contractor believes to be a change to this Agreement, the Contractor shall provide the Department with prompt written notice of such event and the possible impact such event could have on cost and schedule. All such notices shall be given promptly, considering the then applicable situations, but in no event more than ten (10) calendar days after encountering the situation. The Contractor acknowledges that the failure to provide such notice in a timely manner could limit or eliminate the Department's ability to mitigate such events, and thus, the Contractor shall not be entitled to an adjustment in the event it fails to provide prompt notice. The Contractor shall include provisions similar to this provision in all of its subcontracts.

Section 4.4 Executed Change Orders Final. The Contractor agrees that any Change Order executed by the Department and the Contractor constitutes its full and final adjustment for all costs, delays, disruptions, inefficiencies, cumulative impact, accelerations, schedule impacts, or other consequences arising from the change in question, whether a Change Directive, or a Change Event, or from any claimed cumulative effect of changes made to the date of the Change Order, and that no further adjustments in compensation or time shall be sought or made with respect to the Change Directive or the Change Event giving rise to the Change Order.

Section 4.5 Failure to Agree. If the Contractor claims entitlement to a change in the Agreement, and the Department does not agree that any action or event has occurred to justify any change in time or compensation, or if the parties fail to agree upon the appropriate amount of the adjustment in time or compensation, the Department will unilaterally make such changes, if any, to the Agreement, as it determines are appropriate pursuant to the terms of this Agreement. The Contractor shall proceed with the Work and the Department's directives, without interruption or delay, and may make a claim of this Agreement. Failure to proceed due to a dispute over a change request shall constitute a material breach of the Agreement and entitle the Department to all available remedies for such breach, including, without limitation, termination for default.

Section 5 Payments.

Section 5.1 Invoicing. The Contractor shall bill the Department on a monthly basis based on the allocation of the annual fee set forth on **Exhibit B**. Each such invoice shall cover all of the work performed during the preceding month and shall be broken down by facility.

Section 5.2 Right to Withhold Payments. The Department will notify the Contractor within fifteen (15) calendar days after receiving any invoice for payment of any defect in the invoice or the work which may result in the Department's declining to pay all or a part of the invoiced amount. The Department may withhold payment from the Contractor, in whole or part, as appropriate, if

- .1 the work is defective and such defects have not been remedied; or
- .2 the Contractor has failed to perform the work in a timely matter and has failed to correct such failure after having been given written notice by the Department;
- .3 the Contractor has failed to pay subcontractors promptly or has made false or inaccurate certifications that payments to Subcontractors or Suppliers are due or have been made; or
- .4 the Contractor is otherwise in substantial breach of the Agreement (including, without limitation, failures to comply with the Economic Inclusion Requirements in Section 8 of this Agreement).

Section 6 Subcontracts. The Contractor shall perform the work with its own forces. In the event that the Contractor desires to engage one or more subcontractors to assist with the work, it shall advise the Department and obtain the Department's written approval of any such subcontractor. All subcontractors shall be required to comply with the insurance requirements set forth herein. In addition, the Contractor shall be responsible for all work performed by the subcontractors and shall assume the risk of the subcontractors' non-performance.

Section 7 Economic Inclusion

Section 7.1 CBE Utilization.

Section 7.1.1 For contracts in excess of \$250,000, at least 35% of the dollar volume shall be subcontracted to certified small business enterprises; provided, however, that the costs of materials, goods, and supplies shall not be counted towards the 35% subcontracting requirement

unless such materials, goods and supplies are purchased from certified small business enterprises. The LSDBE certification shall be, in each case, as of the effective date of the subcontract. Supply agreements with material suppliers shall be counted toward meeting this goal.

Section 7.1.2 The Contractor has developed a CBE Utilization Plan that is attached hereto as **Exhibit C**. The Contractor shall comply with the terms of the CBE Utilization Plan in making purchases and administering its Subcontractors and Supply Agreements.

Section 7.1.3 Neither the Contractor or a Subcontractor may remove a Subcontractor or tier-Subcontractor if such Subcontractor or tier-Subcontractor is certified as an LSDBE company unless the Department approves of such removal. The Department may condition its approval upon the Contractor developing a plan that is, in the Department's sole and absolute judgment, adequate to maintain the level of LSDBE participation on the Project.

Section 7.2 First Source Agreement

Section 7.2.1 Upon execution of the Contract, the Contractor and all its member firms, if any, and each of its Subcontractors shall submit to the Department a list of current employees that will be assigned to the Contract, the date they were hired and whether or not they live in the District of Columbia.

Section 7.2.2 The Contractor and its constituent entities shall comply with subchapter III of Chapter 11 Title 1, and subchapter II of Chapter 11 of Title 1 of the D.C. Code, and all successor acts thereto and the rules and regulations promulgated thereunder. The Contractor and all member firms and Subcontractors shall execute a First Source Agreement with the District of Columbia Department of Employment Services ("DOES") prior to beginning Work at the Project site.

Section 7.2.3 The Contractor shall maintain detailed records relating to the general hiring of District of Columbia and community residents.

Section 7.2.4 The Contractor shall be responsible for: (i) including the provisions of this Section 7.2 in all subcontracts; (ii) collecting the information required in this Section 7.2 from its Subcontractors; and (iii) providing the information collected from its Subcontractors in any reports required to be submitted by the Contractor pursuant to this Section 7.2.

Section 7.3 District Resident Participation

Section 7.3.1 The Contractor shall use Commercially Reasonable Best Efforts to ensure that bona fide District residents work at least fifty one percent (51%) of the total hours worked under this Agreement. In the event the Contractor fails to meet this goal, the Contractor will be fined an amount equal to 5% of the direct labor costs that were required to be worked by District residents but not worked by District residents.

Section 8 Termination for Convenience.

The Department may at any time terminate this Agreement, in whole or specified part, for convenience. In such an event, the Contractor shall be entitled to receive compensation for services performed through the effective date of termination in accordance with the terms of this

Agreement. In no event, however, shall the Contractor be entitled to recover lost profits or opportunity costs on the unperformed portion of work.

Section 9 Insurance.

Section 9.1 Required Insurance. The Contractor will be required to maintain the following types of insurance throughout the life of the contract.

- .1 Commercial general public liability insurance ("Liability Insurance") against liability for bodily injury and death and property damage, such Liability Insurance to be in an amount not less than Five Million Dollars (\$5,000,000) for liability for bodily injury, death and property damage arising from any one occurrence and Five Million Dollars (\$5,000,000) from the aggregate of all occurrences within each policy year. The policy should include completed operations coverage.
- .2 Workers' compensation and Employers Liability coverage providing statutory benefits for all persons employed by the contractor, or its contractors and subcontractors at or in connection with the Work.
- .3 Automobile Liability, including Hired and Non-Owned Auto Liability in the amount of at least One Million Dollars (\$1,000,000.00) for each occurrence for bodily injury and property damage.

Section 9.2 Additional Insureds. Each insurance policy shall be issued in the name of the Contractor and shall name as additional insured the Department and the District of Columbia and shall not be cancelable or reduced without thirty (30) calendar days' prior written notice to the Department.

Section 9.3 Waiver of Subrogation. All such insurance shall contain a waiver of subrogation against the Department and its respective agents.

Section 9.4 Strength of Insurer. All insurance shall be placed with insurers that are reasonably acceptable to the Office and with an A.M. Best's rating of not less than A- (Excellent) and a surplus size of not less than XV. All such insurers shall be licensed/approved to do business in the District of Columbia.

Section 10 Miscellaneous Provisions.

Section 10.1 Service Contract Act Provision. The Contractor agrees that the work performed under this Agreement shall be subject to the Service Contract Act and the Living Wage Act. The wage rates applicable to this Project are attached as **Exhibit E**.

Section 10.2 False Claims Act. The Contractor shall be governed by all laws and regulations prohibiting false or fraudulent statements and claims made to the government, including the prescriptions set forth in D.C. Code § 2-308.14.

Section 10.3 Retention of Records: Inspections and Audits.

Section 10.3.1 The Contractor shall maintain books, records, documents and other evidence directly pertinent to performance under the Agreement in accordance with generally

accepted professional practice and appropriate accounting procedures and practices consistently applied in effect on the date of execution of the Contract.

Section 10.3.2 The Contractor shall also maintain the financial information and data used in the preparation and support of the costing and cost summary submitted to the Department and the required cost submissions in effect on the date of execution of the Department.

Section 10.3.3 The Department, the District of Columbia government, the Comptroller General of the United States, the U.S. Department of Labor and any of their authorized representatives shall have access to the books, records, documents and other evidence held, owned or maintained by the Contractor for the purpose of inspection, audit and copying during normal business hours and upon advance written notice to the Contractor. The Contractor shall provide proper facilities for such access and inspection.

Section 10.3.4 The Contractor agrees to include the wording of this Section 13 in all its subcontracts in excess of Five Thousand Dollars (\$5,000.00) that directly relate to Project performance.

Section 10.3.5 Audits conducted pursuant to this Section will be in accordance with generally accepted auditing standards with the results prepared in accordance with generally accepted accounting principles and established procedures and guidelines of the applicable reviewing or audit agency.

Section 10.3.6 The Contractor agrees to the disclosure of all information and reports, resulting from access to records, to any authorized representative of the Department. Where the audit concerns the Contractor, the auditing agency will afford the Contractor an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

Section 10.3.7 The Contractor shall preserve all records described herein from the effective date of the Agreement through completion and for a period of seven (7) years after a final settlement. In addition, those records which relate to any dispute, appeal or litigation, or the settlement of claims arising out of such performance, or costs or items to which an audit exception has been taken, shall be maintained and made available until seven (7) years after the date of resolution of such dispute, appeal, litigation, claim or exception.

Section 10.4 Gratuities and Officers Not to Benefit Provisions.

Section 10.4.1 If it is found, after notice and hearing, by the Department that gratuities (in the form of entertainment, gifts, payment, offers of employment or otherwise) were offered or given by the Contractor, or any agent or representative of the Contractor, to any official, employee or agent of the Department or the District with a view toward securing the Agreement or any other contract or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performance of the Contract, the Department may, by written notice to the Contractor, terminate the right of the Contractor to proceed under the Agreement and may pursue such other rights and remedies provided by law and under the Agreement.

Section 10.4.2 In the event the Agreement is terminated as provided in Section 8, the Department shall be entitled:

- .1 to pursue the same remedies against the Contractor as it could pursue in the event of a breach of the Agreement by the Contractor; and
- .2 as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Department) which shall be not less than ten times the costs incurred by the Contractor in providing any such gratuities to any such officer or employee.

Section 10.4.3 No member of, nor delegate to Congress, Mayor or City Council Member, nor officer nor employee of the District, nor officer nor employee of the Department shall be admitted to any share or part of the Agreement or to any benefit that may arise therefrom, and all agreements entered into by the Contracting Officer of the Department in which he or any officer or employee of the Department shall be personally interested as well as all agreements made by the Department in which the Mayor or City Council Member or officer or employee of the District shall be personally interested shall be void and no payments shall be made on any such contracts by the Department or by any officer thereof; but this provision shall not be construed or extend to the agreement if the share of or benefit to the member of, or delegate to Congress, Mayor or City Council Member, or officer or employee of the District is de minimis.

Section 10.5 Ethical Standards For Department's Employees And Former Employees. The Department expects the Contractor to observe the highest ethical standards and to comply with all applicable law, rules, and regulations governing ethical conduct or conflicts of interest. Neither the Contractor, nor any person associated with the Contractor, shall provide (or seek reimbursement for) any gift, gratuity, favor, entertainment, loan or other thing of value to any employee of the District or the Department not in conformity with applicable law, rules or regulations. The Contractor shall not engage the services of any person or persons in the employment of the Department or the District for any Work required, contemplated or performed under the Contract. The Contractor may not assign to any former Department or District employee or agent who has joined the Contractor's firm any matter on which the former employee, while in the employ of the Department, had material or substantial involvement in the matter. The Contractor may request a waiver to permit the assignment of such matters to former Department personnel on a case-by-case basis. The Contractor shall include in every subcontract a provision substantially similar to this section so that such provisions shall be binding upon each Subcontractor or vendor.

Section 10.6 Anti-Deficiency Act. The Department's obligations and responsibilities under the terms of the Agreement are and shall remain subject to the provisions of (i) the federal Anti-Deficiency Act, 31 U.S.C. §§1341, 1342, 1349, 1350, 1351, (ii) the D.C. Code 47-105, (iii) the District of Columbia Anti-Deficiency Act, D.C. Code §§ 47-355.01 - 355.08, as the foregoing statutes may be amended from time to time, and (iv) Section 446 of the District of Columbia Home Rule Act. The Agreement shall not constitute an indebtedness of the Department, nor shall it constitute an obligation for which the Department is obligated to levy or pledge any form of taxation, or for which the Department has levied or pledged any form of taxation. **IN ACCORDANCE WITH § 446 OF THE HOME RULE ACT, D.C. CODE § 1-204.46, NO DISTRICT OF COLUMBIA OFFICIAL IS AUTHORIZED TO OBLIGATE OR EXPEND ANY AMOUNT UNDER THE AGREEMENT UNLESS SUCH AMOUNT HAS BEEN APPROVED, IS LAWFULLY AVAILABLE AND APPROPRIATED BY ACT OF CONGRESS.**

Section 10.7 Living Wage Act. The Contractor agrees that the work performed under this Agreement shall be subject to the District of Columbia Living Wage Act.

IN WITNESS WHEREOF, each of the parties to this Agreement has caused this Agreement to be signed by its duly authorized representative.

DEPARTMENT OF GENERAL SERVICES

By: _____
Name: Brian Hanlon
Title: Interim Director
Date: _____

[INSERT NAME]

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A

Condition Assessment Schools

Exhibit B

Pricing Spreadsheet

Product		Price		Quantity		Revenue		Cost		Profit	
Product A		\$10.00		100		\$1,000.00		\$500.00		\$500.00	
Product B		\$20.00		50		\$1,000.00		\$250.00		\$750.00	
Product C		\$30.00		30		\$900.00		\$150.00		\$750.00	
Product D		\$40.00		20		\$800.00		\$100.00		\$700.00	
Product E		\$50.00		10		\$500.00		\$50.00		\$450.00	
Product F		\$60.00		10		\$600.00		\$100.00		\$500.00	
Product G		\$70.00		10		\$700.00		\$150.00		\$550.00	
Product H		\$80.00		10		\$800.00		\$200.00		\$600.00	
Product I		\$90.00		10		\$900.00		\$250.00		\$650.00	
Product J		\$100.00		10		\$1,000.00		\$300.00		\$700.00	
Product K		\$110.00		10		\$1,100.00		\$350.00		\$750.00	
Product L		\$120.00		10		\$1,200.00		\$400.00		\$800.00	
Product M		\$130.00		10		\$1,300.00		\$450.00		\$850.00	
Product N		\$140.00		10		\$1,400.00		\$500.00		\$900.00	
Product O		\$150.00		10		\$1,500.00		\$550.00		\$950.00	
Product P		\$160.00		10		\$1,600.00		\$600.00		\$1,000.00	
Product Q		\$170.00		10		\$1,700.00		\$650.00		\$1,050.00	
Product R		\$180.00		10		\$1,800.00		\$700.00		\$1,100.00	
Product S		\$190.00		10		\$1,900.00		\$750.00		\$1,150.00	
Product T		\$200.00		10		\$2,000.00		\$800.00		\$1,200.00	
Product U		\$210.00		10		\$2,100.00		\$850.00		\$1,250.00	
Product V		\$220.00		10		\$2,200.00		\$900.00		\$1,300.00	
Product W		\$230.00		10		\$2,300.00		\$950.00		\$1,350.00	
Product X		\$240.00		10		\$2,400.00		\$1,000.00		\$1,400.00	
Product Y		\$250.00		10		\$2,500.00		\$1,050.00		\$1,450.00	
Product Z		\$260.00		10		\$2,600.00		\$1,100.00		\$1,500.00	
Product AA		\$270.00		10		\$2,700.00		\$1,150.00		\$1,550.00	
Product AB		\$280.00		10		\$2,800.00		\$1,200.00		\$1,600.00	
Product AC		\$290.00		10		\$2,900.00		\$1,250.00		\$1,650.00	
Product AD		\$300.00		10		\$3,000.00		\$1,300.00		\$1,700.00	
Product AE		\$310.00		10		\$3,100.00		\$1,350.00		\$1,750.00	
Product AF		\$320.00		10		\$3,200.00		\$1,400.00		\$1,800.00	
Product AG		\$330.00		10		\$3,300.00		\$1,450.00		\$1,850.00	
Product AH		\$340.00		10		\$3,400.00		\$1,500.00		\$1,900.00	
Product AI		\$350.00		10		\$3,500.00		\$1,550.00		\$1,950.00	
Product AJ		\$360.00		10		\$3,600.00		\$1,600.00		\$2,000.00	
Product AK		\$370.00		10		\$3,700.00		\$1,650.00		\$2,050.00	
Product AL		\$380.00		10		\$3,800.00		\$1,700.00		\$2,100.00	
Product AM		\$390.00		10		\$3,900.00		\$1,750.00		\$2,150.00	
Product AN		\$400.00		10		\$4,000.00		\$1,800.00		\$2,200.00	
Product AO		\$410.00		10		\$4,100.00		\$1,850.00		\$2,250.00	
Product AP		\$420.00		10		\$4,200.00		\$1,900.00		\$2,300.00	
Product AQ		\$430.00		10		\$4,300.00		\$1,950.00		\$2,350.00	
Product AR		\$440.00		10		\$4,400.00		\$2,000.00		\$2,400.00	
Product AS		\$450.00		10		\$4,500.00		\$2,050.00		\$2,450.00	
Product AT		\$460.00		10		\$4,600.00		\$2,100.00		\$2,500.00	
Product AU		\$470.00		10		\$4,700.00		\$2,150.00		\$2,550.00	
Product AV		\$480.00		10		\$4,800.00		\$2,200.00		\$2,600.00	
Product AW		\$490.00		10		\$4,900.00		\$2,250.00		\$2,650.00	
Product AX		\$500.00		10		\$5,000.00		\$2,300.00		\$2,700.00	
Product AY		\$510.00		10		\$5,100.00		\$2,350.00		\$2,750.00	
Product AZ		\$520.00		10		\$5,200.00		\$2,400.00		\$2,800.00	
Product BA		\$530.00		10		\$5,300.00		\$2,450.00		\$2,850.00	
Product BB		\$540.00		10		\$5,400.00		\$2,500.00		\$2,900.00	
Product BC		\$550.00		10		\$5,500.00		\$2,550.00		\$2,950.00	
Product BD		\$560.00		10		\$5,600.00		\$2,600.00		\$3,000.00	
Product BE		\$570.00		10		\$5,700.00		\$2,650.00		\$3,050.00	
Product BF		\$580.00		10		\$5,800.00		\$2,700.00		\$3,100.00	
Product BG		\$590.00		10		\$5,900.00		\$2,750.00		\$3,150.00	
Product BH		\$600.00		10		\$6,000.00		\$2,800.00		\$3,200.00	
Product BI		\$610.00		10		\$6,100.00		\$2,850.00		\$3,250.00	
Product BJ		\$620.00		10		\$6,200.00		\$2,900.00		\$3,300.00	
Product BK		\$630.00		10		\$6,300.00		\$2,950.00		\$3,350.00	
Product BL		\$640.00		10		\$6,400.00		\$3,000.00		\$3,400.00	
Product BM		\$650.00		10		\$6,500.00		\$3,050.00		\$3,450.00	
Product BN		\$660.00		10		\$6,600.00		\$3,100.00		\$3,500.00	
Product BO		\$670.00		10		\$6,700.00		\$3,150.00		\$3,550.00	
Product BP		\$680.00		10		\$6,800.00		\$3,200.00		\$3,600.00	
Product BQ		\$690.00		10		\$6,900.00		\$3,250.00		\$3,650.00	
Product BR		\$700.00		10		\$7,000.00		\$3,300.00		\$3,700.00	
Product BS		\$710.00		10		\$7,100.00		\$3,350.00		\$3,750.00	
Product BT		\$720.00		10		\$7,200.00		\$3,400.00		\$3,800.00	
Product BU		\$730.00		10		\$7,300.00		\$3,450.00		\$3,850.00	
Product BV		\$740.00		10		\$7,400.00		\$3,500.00		\$3,900.00	
Product BW		\$750.00		10		\$7,500.00		\$3,550.00		\$3,950.00	
Product BX		\$760.00		10		\$7,600.00		\$3,600.00		\$4,000.00	
Product BY		\$770.00		10		\$7,700.00		\$3,650.00		\$4,050.00	
Product BZ		\$780.00		10		\$7,800.00		\$3,700.00		\$4,100.00	
Product CA		\$790.00		10		\$7,900.00		\$3,750.00		\$4,150.00	
Product CB		\$800.00		10		\$8,000.00		\$3,800.00		\$4,200.00	
Product CC		\$810.00		10		\$8,100.00		\$3,850.00		\$4,250.00	
Product CD		\$820.00		10		\$8,200.00		\$3,900.00		\$4,300.00	
Product CE		\$830.00		10		\$8,300.00		\$3,950.00		\$4,350.00	
Product CF		\$840.00		10		\$8,400.00		\$4,000.00		\$4,400.00	
Product CG		\$850.00		10		\$8,500.00		\$4,050.00		\$4,450.00	
Product CH		\$860.00		10		\$8,600.00		\$4,100.00		\$4,500.00	
Product CI		\$870.00		10		\$8,700.00		\$4,150.00		\$4,550.00	
Product CJ		\$880.00		10		\$8,800.00		\$4,200.00		\$4,600.00	
Product CK		\$890.00		10		\$8,900.00		\$4,250.00		\$4,650.00	
Product CL		\$900.00		10		\$9,000.00		\$4,300.00		\$4,700.00	
Product CM		\$910.00		10		\$9,100.00		\$4,350.00		\$4,750.00	
Product CN		\$920.00		10		\$9,200.00		\$4,400.00		\$4,800.00	
Product CO		\$930.00		10		\$9,300.00		\$4,450.00		\$4,850.00	
Product CP		\$940.00		10		\$9,400.00		\$4,500.00		\$4,900.00	
Product CQ		\$950.00		10		\$9,500.00		\$4,550.00		\$4,950.00	
Product CR		\$960.00		10		\$9,600.00		\$4,600.00		\$5,000.00	
Product CS		\$970.00		10		\$9,700.00		\$4,650.00		\$5,050.00	
Product CT		\$980.00		10		\$9,800.00		\$4,700.00		\$5,100.00	
Product CU		\$990.00		10		\$9,900.00		\$4,750.00		\$5,150.00	
Product CV		\$1,000.00		10		\$10,000.00		\$4,800.00		\$5,200.00	
Product CW		\$1,010.00		10		\$10,100.00		\$4,850.00		\$5,250.00	
Product CX		\$1,020.00		10		\$10,200.00		\$4,900.00		\$5,300.00	
Product CY		\$1,030.00		10		\$10,300.00		\$4,950.00		\$5,350.00	
Product CZ		\$1,040.00		10		\$10,400.00		\$5,000.00		\$5,400.00	
Product DA		\$1,050.00		10		\$10,500.00		\$5,050.00		\$5,450.00	
Product DB		\$1,060.00		10		\$10,600.00		\$5,100.00		\$5,500.00	
Product DC		\$1,070.00		10		\$10,700.00		\$5,150.00		\$5,550.00	
Product DD		\$1,080.00		10		\$10,800.00		\$5,200.00		\$5,600.00	
Product DE		\$1,090.00		10		\$10,900.00		\$5,250.00		\$5,650.00	
Product DF		\$1,100.00		10		\$11,000.00		\$5,300.00		\$5,700.00	
Product DG		\$1,110.00		10		\$11,100.00		\$5,350.00		\$5,750.00	
Product DH		\$1,120.00		10		\$11,200.00		\$5,400.00		\$5,800.00	
Product DI		\$1,130.00		10		\$11,300.00		\$5,450.00		\$5,850.00	
Product DJ		\$1,140.00		10		\$11,400.00		\$5,500.00		\$5,900.00	
Product DK		\$1,150.00		10		\$11,500.00		\$5,550.00		\$5,950.00	
Product DL		\$1,160.00		10		\$11,600.00		\$5,600.00		\$6,000.00	
Product DM		\$1,170.00		10		\$11,700.00		\$5,650.00		\$6,050.00	
Product DN		\$1,180.00		10		\$11,800.00		\$5,700.00		\$6,100.00	
Product DO		\$1,190.00		10		\$11,900.00		\$5,750.00		\$6,150.00	
Product DP		\$1,200.00		10		\$12,000.00		\$5,800.00		\$6,200.00	
Product DQ		\$1,210.00		10		\$12,100.00		\$5,850.00		\$6,250.00	
Product DR		\$1,220.00		10		\$12,200.00		\$5,900.00		\$6,300.00	
Product DS		\$1,230.00		10		\$12,300.00		\$5,950.00		\$6,350.00	
Product DT		\$1,240.00		10		\$12,400.00		\$6,000.00		\$6,400.00	
Product DU		\$1,250.00		10		\$12,500.00		\$6,050.00		\$6,450.00	
Product DV		\$1,260.00		10		\$12,600.00		\$6,100.00		\$6,500.00	
Product DW		\$1,270.00		10		\$12,700.00		\$6,150.00		\$6,550.00	
Product DX		\$1,280.00		10		\$12,800.00		\$6,200.00		\$6,600.00	
Product DY		\$1,290.00		10		\$12,900.00		\$6,250.00		\$6,650.00	
Product DZ		\$1,300.00		10		\$13,000.00		\$6,300.00		\$6,700.00	
Product EA		\$1,310.00		10		\$13,100.00		\$6,350.00		\$6,750.00	
Product EB		\$1,320.00		10		\$13,200.00		\$6,400.00		\$6,800.00	
Product EC		\$1,330.00		10		\$13,300.00		\$6,450.00		\$6,850.00	
Product ED		\$1,340.00		10		\$13,400.00		\$6,500.00		\$6,900.00	
Product EE		\$1,350.00		10		\$13,500.00		\$6,550.00		\$6,950.00	
Product EF		\$1,360.00		10		\$13,600.00		\$6,600.00		\$7,000.00	
Product EG		\$1,370.00		10		\$13,700.00		\$6,650.00		\$7,050.00	
Product EH		\$1,380.00		10		\$13,800.00		\$6,700.00		\$7,100.00	
Product EI		\$1,390.00		10		\$13,900.00		\$6,750.00		\$7,150.00	
Product EJ		\$1,400.00		10		\$14,000.00		\$6,800.00		\$7,200.00	
Product EK		\$1,410.00		10		\$14,100.00		\$6,850.00		\$7,250.00	
Product EL		\$1,420.00		10		\$14,200.00		\$6,900.00		\$7,300.00	
Product EM		\$1,430.00		10		\$14,300.00		\$6,950.00		\$7	

Exhibit C

CBE Utilization Plan

Exhibit D

Key Personnel

Exhibit E

Service Contract Act and Living Wage Act Wage Rates

ATTACHMENT C

Normal/Routine Maintenance and Minor Repairs

Cyclical, planned work activities funded through the annual budget cycle, done to continue or achieve either the originally anticipated life of a fixed asset (i.e., buildings and fixed equipment), or an established suitable level of performance. Normal/routine maintenance is performed on capital assets such as buildings and fixed equipment to help them reach their originally anticipated life. Deficiency items are low in cost to correct and are normally accomplished as part of the annual operation and maintenance (O&M) funds. Normal/routine maintenance excludes activities that expand the capacity of an asset, or otherwise upgrade the asset to serve needs greater than, or different from those originally intended.

Predictive Maintenance/Testing/Inspection

Routine maintenance, testing, or inspection performed to anticipate failure using specific methods and equipment, such as vibration analysis, thermographs, x-ray or acoustic systems to aid in determining future maintenance needs. For example, tests to locate thinning piping, fractures or excessive vibrations that are indicative of maintenance requirements.

Planned or Programmed Maintenance

Includes those maintenance tasks whose cycle exceeds one year. Examples of planned or programmed maintenance are painting, flood coating of roofs, overlays and seal coating of roads and parking lots, pigging of constricted utility lines and similar functions.

Preventative Maintenance

A planned, controlled program of periodic inspection, adjustment, cleaning, lubrication and/or selective parts replacement of components, and minor repair, as well as performance testing and analysis intended to maximize the reliability, performance, and lifecycle of building systems, equipment, Reactive and non-emergency corrective work activities that occur in the current budget cycle or annual program. Activities may range from unplanned maintenance of a nuisance nature requiring low levels of skill for correction, to non-emergency tasks involving a moderate to major repair or correction requiring skilled labor, etc. Preventive maintenance consists of many check point activities on items that if disabled, may interfere with an essential installation operation, endanger life or property, or involve high cost or long lead time for replacement.

Emergency Maintenance

Unscheduled work that requires immediate action to restore services, to remove problems that could interrupt activities, or to protect life and property.

Unscheduled/Unplanned Maintenance

Reactive and non-emergency corrective work activities that occur in the current budget cycle or annual program. Activities may range from unplanned maintenance of a nuisance nature requiring low levels of skill for correction, to non-emergency tasks involving a moderate to major repair or correction requiring skilled labor.

Attachment D

[Contractor's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

Att'n: Mr. Brian J. Hanlon
Interim Director

Reference: Request for Proposals – Comprehensive Facility Condition Assessment and Space Utilization Study

Dear Mr. Hanlon:

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide Comprehensive Facility Condition Assessment and Space Utilization Study. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal and the Lump Sum Unit Prices (as defined in paragraph A) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal and the Unit Rate Prices are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

- A. The Lump Sum Unit Prices are: \$ (see attached spreadsheet)
- B. The Hourly Rates for Additional Services: \$ (see attached spreadsheet)

The Offeror acknowledges and understands that the Lump Sum Unit Prices and Hourly Rates are firm, fixed prices and intended to be Offeror's sole compensation for the services required under the contract and should include sufficient funding for all of the Offeror's costs associated with the work, including, but not limited to, labor, tools and equipment, materials and supplies, and overhead, insurance and profit.

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least one hundred twenty (120) days after the date of the bid.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the

terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.

3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid.

4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.

5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: [INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]

6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or subconsultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____
Name: _____
Its: _____

DEPARTMENT OF GENERAL SERVICES

Pricing Spreadsheet

ATTACHMENT D

Item #	School	Building Sq Ft	Lump Sum Unit Price
1	Oyster - Adams (Oyster)	47,984	\$ _____
2	Hamilton Center	180,700	\$ _____
3	Lee, Mamie D.	45,800	\$ _____
4	Prospect LC	59,200	\$ _____
5	Shadd	72,100	\$ _____
6	Sharpe Health	80,500	\$ _____
7	Stoddert	17,400	\$ _____
8	Lafayette	113,600	\$ _____
9	Thomson	40,950	\$ _____
10	Janney	43,400	\$ _____
11	Peabody	37,800	\$ _____
12	Key	50,000	\$ _____
13	Noyes	51,500	\$ _____
14	Patterson	78,300	\$ _____
15	School Without Walls	35,680	\$ _____
16	Wilson, Woodrow	271,300	\$ _____
17	Oyster - Adams (Adams)	59,400	\$ _____
18	Murch	47,700	\$ _____
19	Luke C. Moore Academy	27,482	\$ _____
20	Brent	47,500	\$ _____
21	Ellington	167,500	\$ _____
22	Spingarn	225,000	\$ _____
23	Eaton	49,100	\$ _____
24	Brightwood	86,120	\$ _____
25	Ross	22,400	\$ _____
26	Maury	46,800	\$ _____
27	Columbia Heights (Lincoln / Bell)	325,217	\$ _____
28	Miner	76,900	\$ _____
29	Deal	181,000	\$ _____
30	Anacostia	247,900	\$ _____
31	Wheatley	87,200	\$ _____
32	Hardy	116,872	\$ _____
33	Bancroft	79,800	\$ _____
34	Whittier	66,600	\$ _____
35	Cleveland	53,000	\$ _____
36	Savoy	99,975	\$ _____
37	Randle Highlands	75,500	\$ _____
38	Shaw at Garnet-Patterson	82,700	\$ _____
39	Bruce Monroe / Park View	82,200	\$ _____
40	Tubman	66,600	\$ _____
41	Nalle	83,900	\$ _____
42	LaSalle-Backus	63,000	\$ _____
43	Raymond	73,600	\$ _____
44	King, M.L.	65,500	\$ _____
45	Cooke, H.D.	85,708	\$ _____
46	Barnard	72,500	\$ _____
47	Ferebee-Hope	193,800	\$ _____
48	Kelly Miller	115,000	\$ _____
49	Leckie	65,000	\$ _____
50	Burroughs	63,900	\$ _____
51	Smothers	43,000	\$ _____
52	Reed, Marie	162,700	\$ _____
53	Takoma	119,000	\$ _____
54	Kimball	83,400	\$ _____
55	Banneker	180,000	\$ _____
56	Garfield	58,908	\$ _____
57	Woodson, H.D.	251,100	\$ _____
58	Seaton	65,000	\$ _____
59	Emery	63,800	\$ _____

DEPARTMENT OF GENERAL SERVICES

Pricing Spreadsheet

ATTACHMENT D

Item #	School	Building Sq Ft	Lump Sum Unit Price
60	Turner at Green	77,700	\$ _____
61	Simon	66,200	\$ _____
62	Ketcham	88,300	\$ _____
63	Browne	215,400	\$ _____
64	River Terrace	62,800	\$ _____
65	Eliot / Hine	155,100	\$ _____
66	Harris, C.W.	56,000	\$ _____
67	Kramer	154,000	\$ _____
68	Plummer	69,400	\$ _____
69	Garrison	60,200	\$ _____
70	Montgomery	73,700	\$ _____
71	Payne	83,800	\$ _____
72	Francis-Stevens	95,100	\$ _____
73	Kenilworth	57,100	\$ _____
74	Shaed	67,200	\$ _____
75	Davis	71,100	\$ _____
76	Malcolm X	110,800	\$ _____
77	Sousa	132,000	\$ _____
78	Marshall	103,800	\$ _____
79	Eastern	288,800	\$ _____
80	Walker-Jones	104,200	\$ _____
82	Dunbar	343,400	\$ _____
83	Amidon - Bowen	70,800	\$ _____
84	Hyde-Addison	20,000	\$ _____
85	Mann	21,903	\$ _____
86	Ballou	271,300	\$ _____
87	Brookland / Bunker Hill	69,400	\$ _____
88	Hearst	17,400	\$ _____
89	Shepherd	79,700	\$ _____
90	West	69,600	\$ _____
91	Roosevelt	331,900	\$ _____
92	Stuart-Hobson	105,900	\$ _____
93	McKinley	282,200	\$ _____
94	Langdon	101,400	\$ _____
95	Beers	77,500	\$ _____
96	Terrell, M.C. / McGogney	112,000	\$ _____
97	Powell	38,500	\$ _____
98	Orr	75,900	\$ _____
99	Hendley	73,200	\$ _____
100	Cardozo	355,400	\$ _____
101	Ludlow-Taylor	66,900	\$ _____
102	Phelps	180,000	\$ _____
103	Jefferson	109,000	\$ _____
104	MacFarland	110,000	\$ _____
105	Johnson	182,500	\$ _____
106	Watkins	69,300	\$ _____
107	Stanton	83,800	\$ _____
108	Aiton	57,100	\$ _____
109	Houston	59,900	\$ _____
110	Coolidge	271,300	\$ _____
111	Truesdell	69,600	\$ _____
112	Winston	137,700	\$ _____
113	Hart	210,700	\$ _____
114	Drew	72,800	\$ _____
115	Wilson, J.O.	98,900	\$ _____
116	Burrville	95,000	\$ _____
117	Tyler	69,600	\$ _____

DEPARTMENT OF GENERAL SERVICES

Pricing Spreadsheet

ATTACHMENT D

Item #	School	Building Sq Ft	Lump Sum Unit Price
118	Moten / Wilkinson	144,900	\$ _____
119	Brown, Ronald	156,000	\$ _____
120	Thomas	87,600	\$ _____
Total			\$ _____

Optional Services

Item #	Classification	Unit	Hourly Rate
121	Principal/Project Manager	1	\$ _____
122	Senior Architect	1	\$ _____
123	Civil Engineer	1	\$ _____
124	Structural Engineer	1	\$ _____
125	Mechanical Engineer	1	\$ _____
126	Senior Structural Engineer	1	\$ _____
127	Electrical Engineer	1	\$ _____
128	Draftsperson	1	\$ _____
129	Quality Control/Assurance	1	\$ _____
130	DADD Operator	1	\$ _____
Total			\$ _____

BUILDING DATA

Agency
Name
Abbr. (BIN)
Classification
Address
Address 2
SSL
Ward
Postal Code
Nearest Intersection
Nearest Intersection
GSF (building)
GSF (land)
Year Built
Renew Year
Life Cycle
CRV
Overview
Notes
(Extended Basic) Historic District
(Extended Basic) Historic Building
(Extended Basic) Number Parking Spaces
(Extended Basic) Occupancy Status
(Extended Basic) Building Type
(Extended Basic) Land Value
(Extended Basic) Improvement Value
(Extended Basic) Total Assessment Value
(Extended Basic) Nearest Intersection
(Facility Data) Ownership
(Hours of Operation) Sunday
(Hours of Operation) Monday
(Hours of Operation) Tuesday
(Hours of Operation) Wednesday
(Hours of Operation) Thursday
(Hours of Operation) Friday
(Hours of Operation) Saturday
(Hours of Operation) Mon Hrs (hhmm:hhmm)
(Hours of Operation) Tues Hrs (hhmm:hhmm)
(Hours of Operation) Wed Hrs (hhmm:hhmm)

PLAN ITEMS DATA

Agency
Building
Status Name
Type Name
ID
Description
Estimated Cost
Estimated Add. Cost
Material Qty
Units
Estimated Markup
Original Plan Year
Estimated \$
Unit Cost
Actual Material
Actual Labor
Actual Markup
Actual \$
Fiscal Year
(Consideration Factors) L/S
(Consideration Factors) Legal
(Consideration Factors) Const
(Consideration Factors) Policy
(Consideration Factors) H/S
(Consideration Factors) Sec
Secondary
Secondary Amt
Primary
Primary Amt
Tertiary
Tertiary Amt
Quarternary
Quarternary Amt
(2011 Energy Audit Data) Total Estimated Annual Cost Savings (Energy+O&M) [\$]
(2011 Energy Audit Data) Firm Name
(2011 Energy Audit Data) ECM Classification [Rec/NotRec]
(2011 Energy Audit Data) ECM Number
(2011 Energy Audit Data) ECM Description
(2011 Energy Audit Data) Oil Savings

ASSET DATA

Agency
Building
Life Cycle Code
Label
Type
Warranty
Maint Level
Maint Contract
Year Manufactured
Last Upgraded
RUL
Condition
Manufacturer
Model
Serial No
Tag
Plan Type
Qty
Units
Year in Service
Unit Cost
EUL
(Further Information) Status
(Further Information) Out of Service Details
(Further Information) Capacity
(Further Information) Comments
(Further Information) Voltage
(Further Information) Source
(Further Information) Location
(Further Information) Ampacity
(Further Information) Inventory

BUILDING DATA

(Hours of Operation) Thur Hrs (hhmm:hhmm)
(Hours of Operation) Fri Hrs (hhmm:hhmm)
(Hours of Operation) Sat Hrs (hhmm:hhmm)
(Hours of Operation) Sun Hrs (hhmm:hhmm)
(Hours of Operation) Days Seasonal /Rationale
(Facility Data) Energy Group
(Facility Data) CLIN
(Facility Data) Facility Area
(Facility Data) Portfolio Leader
(Extended Basic) FCA Data
(Facility Data) DGS Managed
(Facility Data) Management Level

PLAN ITEMS DATA

(2011 Energy Audit Data) NatGas Savings
(2011 Energy Audit Data) Kwh Savings
(2011 Energy Audit Data) Water Savings
(2011 Energy Audit Data) Cost Savings(\$)
(2011 Energy Audit Data) Operating Cost Savings(\$)
(2011 Energy Audit Data) First Year Savings
(2011 Energy Audit Data) Simple Payback
(2011 Energy Audit Data) ECM Name

ASSET DATA

**ATTACHMENT F
SUBCONTRACTING PLAN**

Page 1 of 2

PRIME CONTRACTOR INFORMATION:

<p>Company: _____</p> <p>Street Address: _____</p> <p>City & Zip Code: _____</p> <p>Phone Number: _____ Fax: _____</p> <p>Email Address: _____</p> <p>Project Name: _____</p> <p>Address: _____</p> <p>Project Descriptions: _____</p>	<p>Solicitation Number: _____</p> <p>Contractor's Tax ID Number: _____</p> <p>Caption of Plan: _____</p> <p>Duration of the Plan: From _____ to _____</p> <p>Total Prime Contract Value: \$ _____</p> <p>Amount of Contract (excluding the cost of materials, goods, supplies and equipment) \$ _____</p> <p>Amount of all Subcontracts: \$ _____</p> <p>LSDBE Total: \$ _____ equals _____ % LSDBE Subcontract Value Percentage Set Aside</p>
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(List each subcontractor at any tier that will be awarded a subcontract to meet your total set aside goal.)

SUBCONTRACTOR INFORMATION: (use continuation sheet for additional subcontracts)				
Name	Address & Telephone No.	Type of Work	NIGP Code(s)	Description of Work

<p>Total Amount Set Aside: \$ _____</p> <p>Percentage of Total Set Aside Amount: _____ % Tier: _____ 1st, 2nd, 3rd</p> <p>LSDBE Certification Number: _____</p> <p>Certification Status: (check all that apply)</p> <table style="width: 100%; border-collapse: collapse;"><tr><td style="border: 1px solid black; padding: 2px;">SBE:</td><td style="border: 1px solid black; padding: 2px;">LBE:</td><td style="border: 1px solid black; padding: 2px;">DBE:</td><td style="border: 1px solid black; padding: 2px;">DZE:</td><td style="border: 1px solid black; padding: 2px;">ROB:</td><td style="border: 1px solid black; padding: 2px;">LRB:</td></tr></table>	SBE:	LBE:	DBE:	DZE:	ROB:	LRB:	<p>Point of Contact: _____ Name (Print)</p> <p>Contact Telephone Number: _____</p> <p>Fax Number: _____</p> <p>Email Address: _____</p>
SBE:	LBE:	DBE:	DZE:	ROB:	LRB:		

CERTIFICATIONS

The prime contractor shall attach a **notarized** statement including the following:

- a. A **description of the efforts** the prime contractor will make to ensure that LBEs, DBEs, ROB, SBEs, LRBs, or DZEs will have an equitable opportunity to compete for subcontracts;
- b. In all subcontracts that offer **further subcontracting opportunities**, assurances that the prime contractor will include a statement, approved by the contracting officer, that the subcontractor will adopt a subcontracting plan similar to the subcontracting plan required by the contract;
- c. **Assurances** that the prime contractor will cooperate in any studies or surveys that may be required by the contracting officer, and submit periodic reports, as requested by the contracting officer, to allow the District to determine the extent of **compliance** by the prime contractor with the subcontracting plan;
- d. Listing of the type of **records** the prime contractor will maintain to demonstrate procedures adopted to comply with the requirements set forth in the subcontracting plan, and include assurances that the prime contractor will make such records available for review upon the District's request; and
- e. A description of the prime contractor's recent **efforts to locate LBEs, DBEs, SBEs, DZEs, LRBs, and ROB, and to award subcontracts to them.**

PERSON PREPARING THE SUBCONTRACTING PLAN:

<p>Name: _____ (Print)</p> <p>Telephone Number: () _____ - _____</p> <p>Fax Number: () _____ - _____</p> <p>Email Address: _____</p>	<p>Signature: _____</p> <p>Title: _____</p> <p>Date: _____</p>
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FOR CONTRACTING OFFICER USE ONLY

<p>Date Plan Received by Contracting Officer: _____</p> <p>Report: <input type="checkbox"/> Acceptable <input type="checkbox"/> Not Acceptable Contract Number: _____</p>		
Name & Title of Contracting Officer	Signature	Date

Subcontracting Plan Form

Page 2 of 2

SUBCONTRACTOR INFORMATION: (use continuation sheet for additional subcontracts)

SUBCONTRACTOR INFORMATION:SUBCONTRACTOR INFORMATION:SUBCONTRACTOR INFORMATION:SUBCONTRACTOR INFORMATION:

Subcontracting Plan Form